

Existing Site



1299 Beacon Street – c.40B Proposal 8.21.18

Existing Site



1299 Beacon

Existing Site



View from Sewall Ave.

1299 Beacon Street – c.40B Proposal 8.21.18

Existing Conditions

- Beacon Street National Register District
- G-1.75 General Business Zoning District
- Two story, 12,200 sf retail (Neena's lighting)
- Two front yards
- Complex permitting history (MACRIS)
- Leases 30 spaces to Trader Joe's
- Shares a firewall with 1297 Beacon
- Fire in July (interior to be gutted)

Project Overview

74 units of multifamily rental housing

- 112,351 square feet residential (25% affordable)
- 18,600 sf lot
- 8 – 10 stories
- 18 foot ceiling height first two stories

20,000 sf retail

- Uses not yet specified
- may be reduced to 12,000 sf

99 parking spaces below grade with stackers

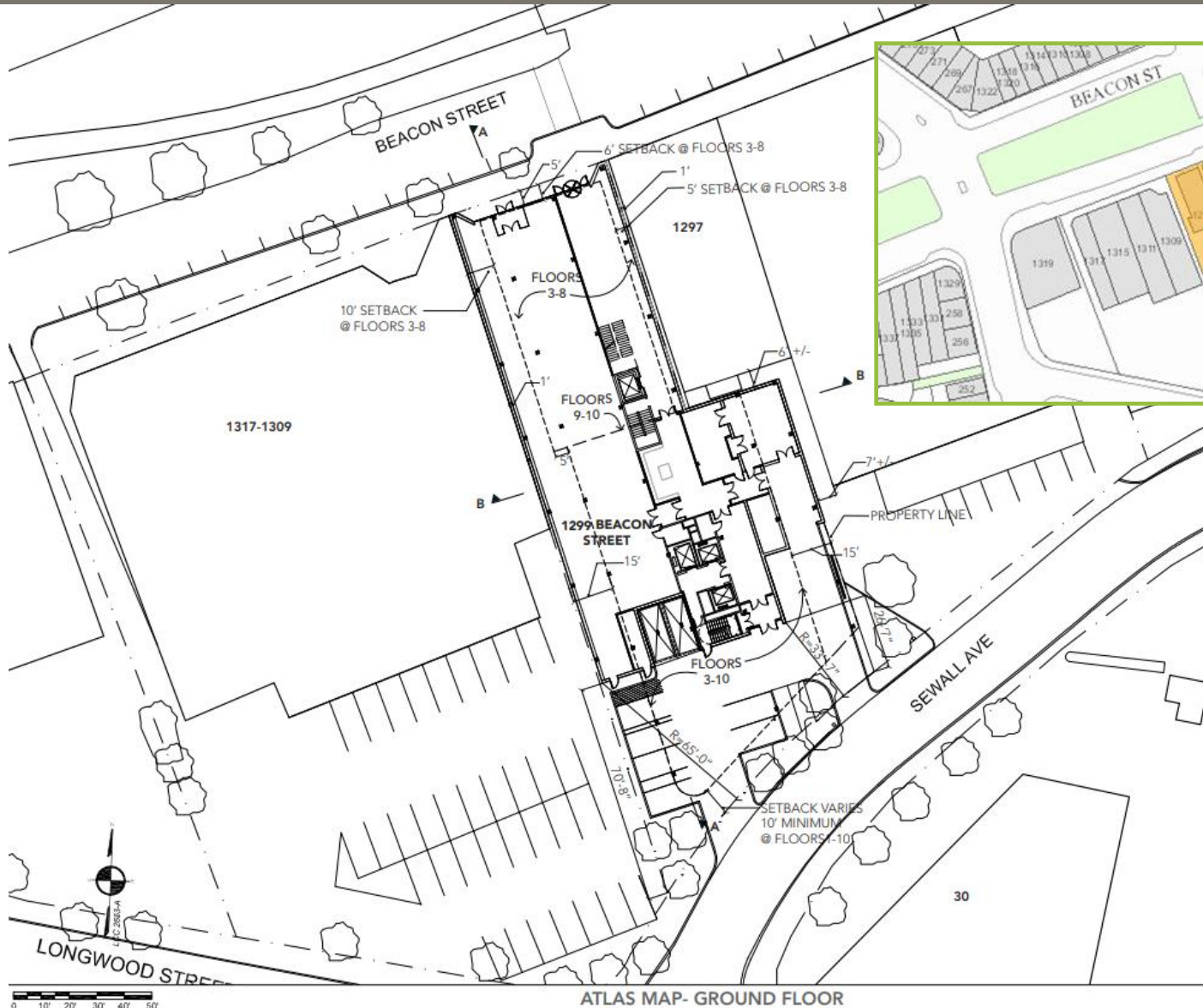
- Project team is currently revising car elevator system to ramp and one level of below grade parking to two levels below grade with stackers. Number of parking spaces may increase.

Proposed Project



1299 Beacon Street – c.40B Proposal 8.21.18

Proposed Site Plan



1299 Beacon
1299 Beacon St, Brookline MA
6.04.2018

cbt

1299 Beacon Street – c.40B Proposal 8.21.18

MACRIS

“This building is brick construction, one story high with a second story addition over the east half. The façade has stone quoins and cornice, as well as segmented arched windows and a paneled parapet that are part of the original Renaissance Revival ornamentation. Although a small building, it has a very complex building history [constructed in 1911 with major additions built in 1937, 1941, 1945, 1946, and 1952 and several more permits to remodel the storefronts and alter the interior]. As indicated in the record of alterations, the building retains little architectural integrity.”

*Massachusetts Cultural Resource Information System Inventory
Form No. BKL. 1874, 1875*

Surrounding Context



Residential with commercial nodes
One story retail
Three to four story residential
Some mixed use



1299 Beacon

Surrounding Context



1299 Beacon

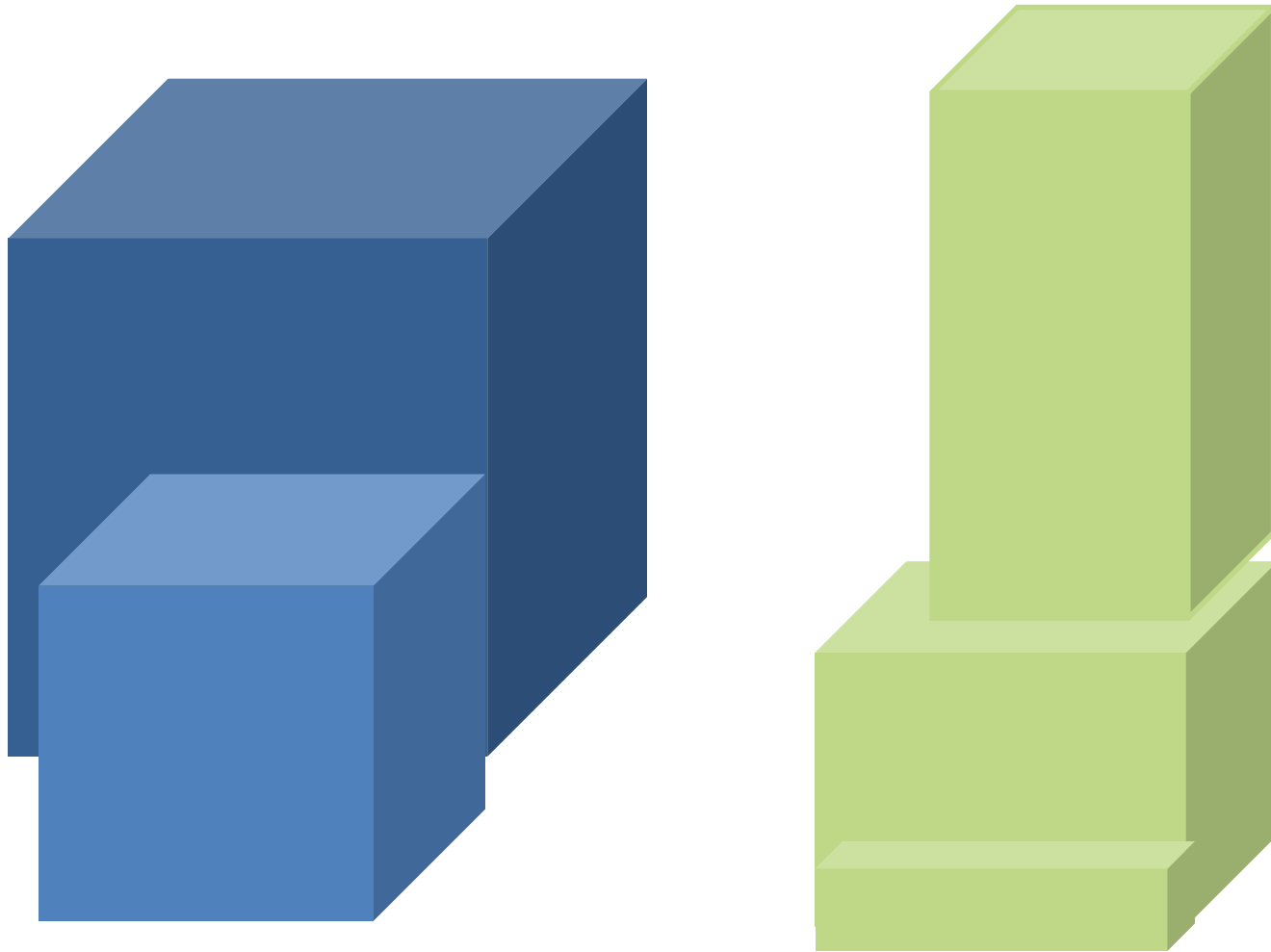
Selected Recommendations

- **Improve Beacon Street and Sewall Avenue streetscapes**
- **Enhance pedestrian experience**
- **Reinforce character defining features (Beacon Street NR)**
- **Create a residential quality on Sewall**

Adjust volumes by:

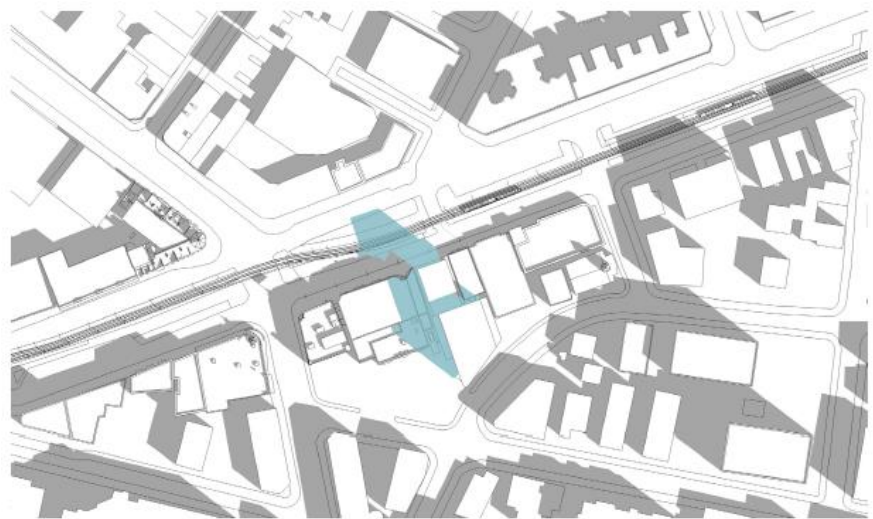
- Studying height to street width ratio (read: forty foot tall base segment)
- Discerning optimal degree of stepback at forty feet above street level
- Reinforcing proportions of character defining features
 - i.e., read stronger one story retail, four story residential
- Increasing compression of segment above forty feet to better integrate increased density
- Reducing double-height floor to ceiling of retail space (less “Seaport”)
- Studying articulations that improve shadow impacts on Beacon when pedestrian traffic is highest

Adjust Volumes



1299 Beacon

Shadow Studies MARCH



1299 Beacon Street
1299 Beacon St, Boston, MA
02.04.2018

March 21st - 9 AM

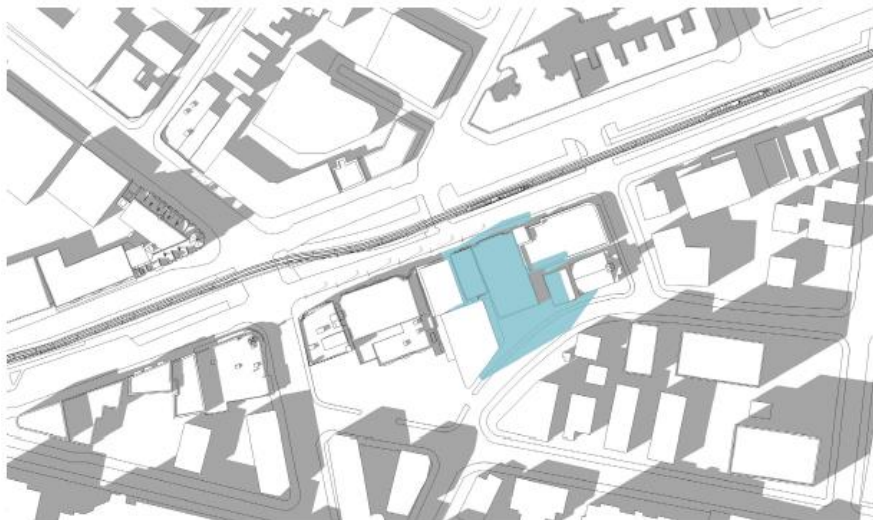
. cbt



1299 Beacon Street
1299 Beacon St, Boston, MA
02.04.2018

March 21st - 12 PM

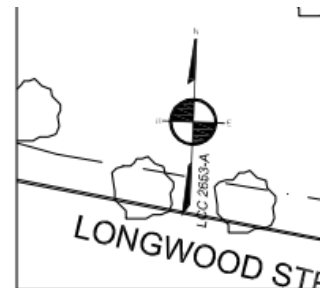
. cbt



1299 Beacon Street
1299 Beacon St, Boston, MA
02.04.2018

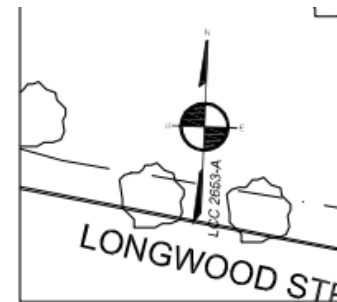
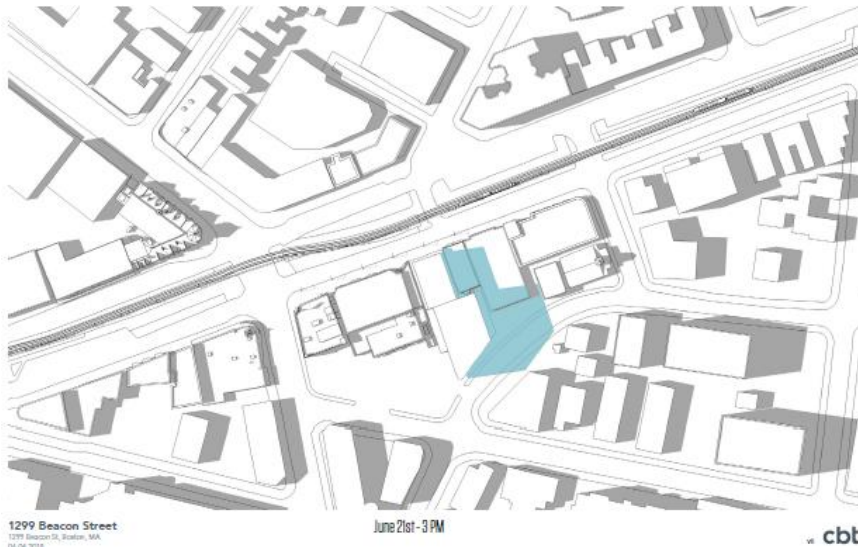
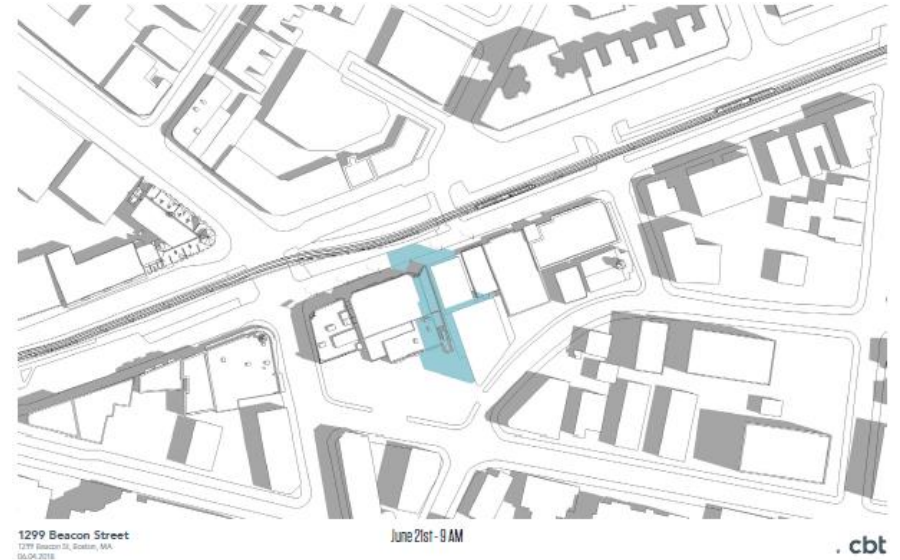
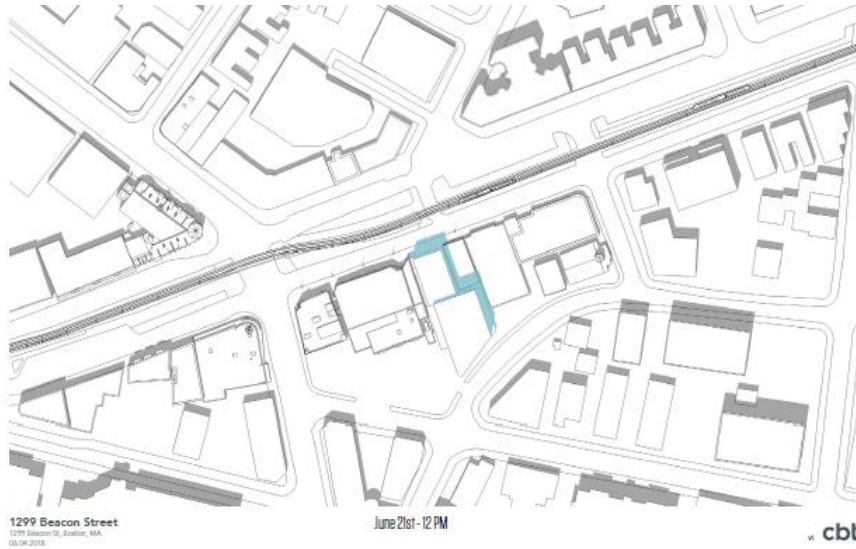
March 21st - 3 PM

. cbt



1299 Beacon

Shadow Studies JUNE



1299 Beacon

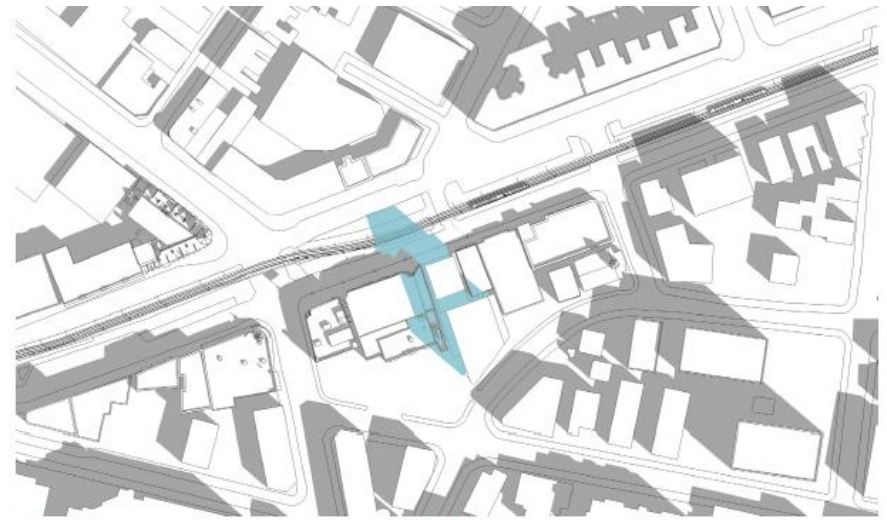
Shadow Studies SEPTEMBER



1299 Beacon Street
1299 Beacon St, Boston, MA
04.04.2018

September 21st - 12 PM

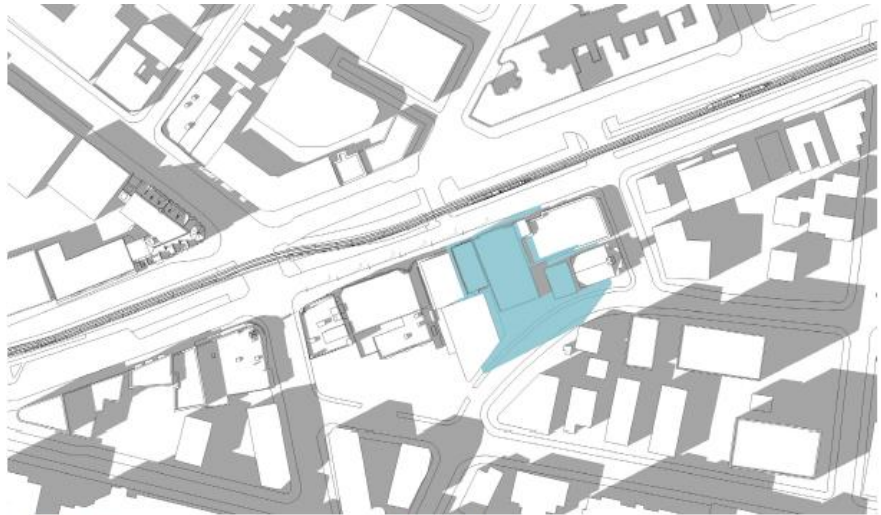
. cbt



1299 Beacon Street
1299 Beacon St, Boston, MA

September 21st - 9 AM

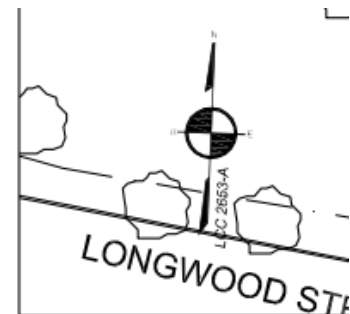
. cbt



1299 Beacon Street
1299 Beacon St, Boston, MA
04.04.2018

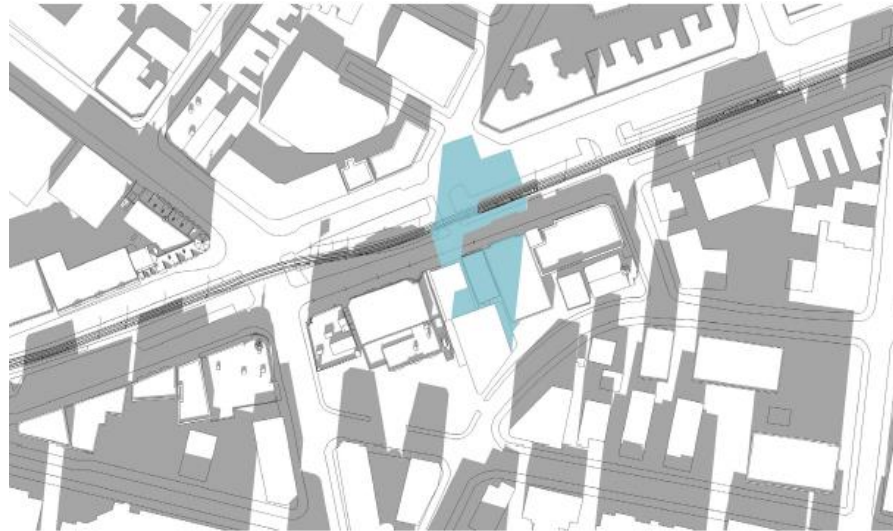
September 21st - 3 PM

. cbt



1299 Beacon

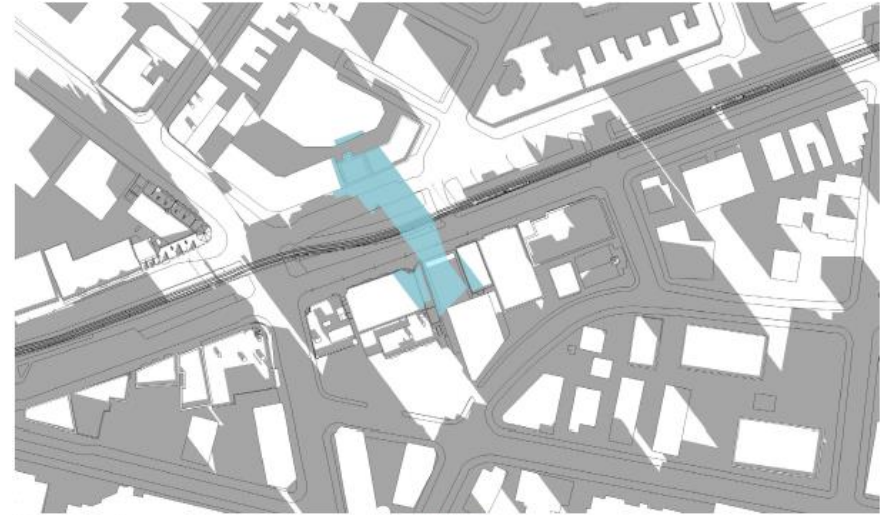
Shadow Studies DECEMBER



1299 Beacon Street
1299 Beacon St, Boston, MA
02108

December 21st - 12 PM

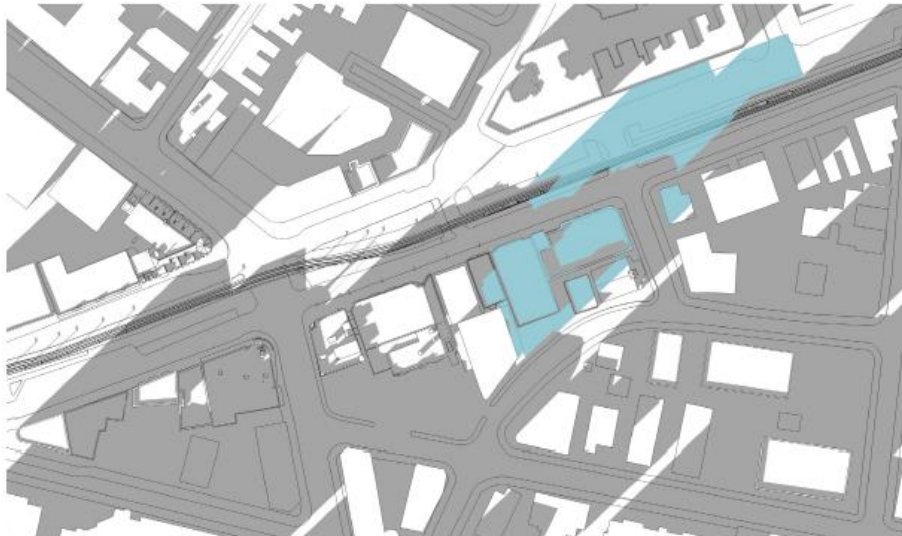
cbt



1299 Beacon Street
1299 Beacon St, Boston, MA
02108

December 21st - 9 AM

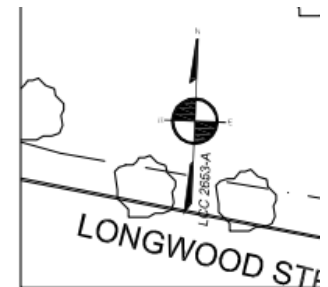
cbt



1299 Beacon Street
1299 Beacon St, Boston, MA
02108

December 21st - 3 PM

cbt



1299 Beacon